078.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	952,300 / 952,300
					USE VALUE:	952,300 / 952,300
					ASSESSED:	952,300 / 952,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		OLD MYSTIC ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASAGRANDE DIRK R & WERA
Owner 2:	
Owner 3:	
Street 1:	86 OLD MYSTIC ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,678 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1918 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12678.000	387,400	4,700	560,200	952,300
Total Card	0.291	387,400	4,700	560,200	952,300
Total Parcel	0.291	387,400	4,700	560,200	952,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.64 | /Parcel: 496.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 48978
GIS Ref:
GIS Ref:
Insp Date: 11/20/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 078.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,400	4700	12,678.	560,200	952,300	952,300	Year End Roll	12/18/2019
2019	101	FV	321,800	4700	12,678.	560,200	886,700	886,700	Year End Roll	1/3/2019
2018	101	FV	321,800	4700	12,678.	480,200	806,700	806,700	Year End Roll	12/20/2017
2017	101	FV	321,800	4700	12,678.	448,200	774,700	774,700	Year End Roll	1/3/2017
2016	101	FV	321,800	4700	12,678.	384,200	710,700	710,700	Year End	1/4/2016
2015	101	FV	292,600	4700	12,678.	344,100	641,400	641,400	Year End Roll	12/11/2014
2014	101	FV	292,600	4700	12,678.	318,500	615,800	615,800	Year End Roll	12/16/2013
2013	101	FV	292,600	4700	12,678.	303,700	601,000	601,000		12/13/2012

!6427!

PRINT

Date	Time
12/10/20	21:12:32

LAST REV

Date	Time
07/23/19	09:11:13
apro	
6427	

USER DEFINED

Prior Id # 1:	48978
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12657-586		6/28/1974		55,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/27/2014	1433	Redo Bat	26,950					Renovate 2nd floor
10/1/2007	880	Re-Roof	4,850					

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	Inspected	PH	Patrick H
11/15/2018	MEAS&NOTICE	CC	Chris C
2/20/2009	Meas/Inspect	372	PATRIOT
11/6/2000	Hearing Chag		
10/18/1999	Meas/Inspect	264	PATRIOT
7/29/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12678		Sq. Ft.	Site		0	70.	0.63	4									560,236						560,200	

Total AC/HA: 0.29105 | Total SF/SM: 12678 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 560,236 | Spl Credit | Total: 560,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.19758797
Const Adj.:	1.00220132
Adj $ / SQ:	150.028
Other Features:	114000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561424
Depreciation:	174042
Depreciated Total:	387383

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 3		Baths: 2					HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

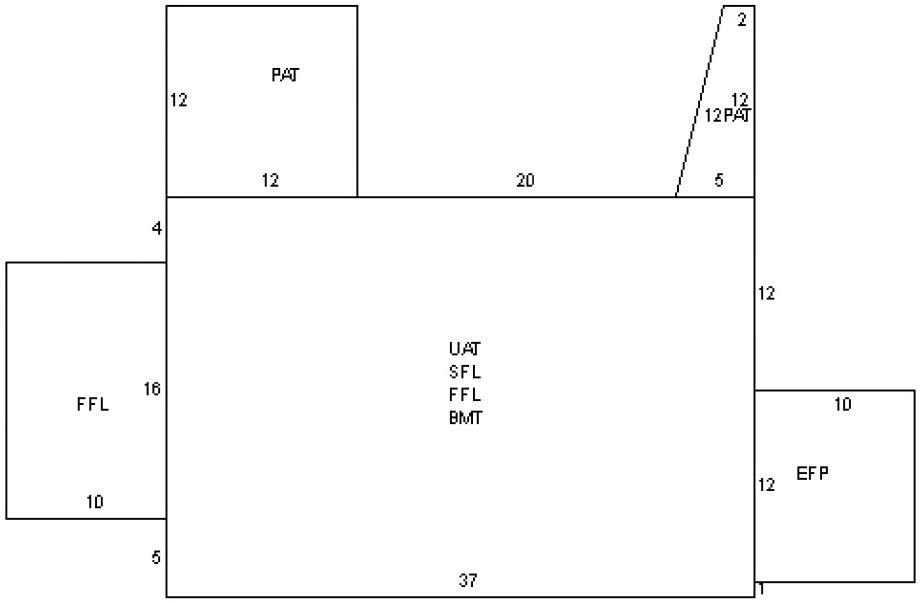
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	181.53
Special Features:	0	Val/Su Net:	114.62
Final Total:	387400	Val/Su SzAd	202.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,085	150.030	162,780
BMT	Basement	925	45.010	41,633
SFL	Second Floor	833	150.030	124,898
UAT	Upper Attic	231	60.010	13,878
PAT	Patio	186	4.280	795
EFP	Enclos Porch	120	50.020	6,003
	Net Sketched Area:	3,380	Total:	349,987
Size Ad	1917.5	Gross Are	4166	FinArea 1918

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 078.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X18	A	AV	1930	21.94	T	40	101			4,700			4,700

More: N | Total Yard Items: 4,700 | Total Special Featues: | Total: 4,700